

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, January 22, 2015 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings: 1/8/15, 1/8/15 special**
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission; Zoning Board of Appeals; Planning Commission;**
  - b. **Legal Briefings for Building Inspectors**
  - c. **Letter from CT Dept. of Energy & Environ. Protection to K. Daniel dated 12/23/14 Re: Approval of the Town of Brookfield's Aquifer Protection Regulations**
  
4. **Public Hearing 7:30 p.m.**
  - a. **101, 103 & 105 Laurel Hill Rd #201401132: Design Review for a mixed use with 98 Residential Units and 8,600 square foot of Commercial buildings (ph close date 2/25/15)**
  
  - b. **Proposed Zone Change – 19 Station Road #201401130: Town Center District – Incentive Housing District Overlay; Central Core sub-zone (ph close date 2/25/15)**
    1. Response memo from Planning Commission dated 1/9/15 Re: Proposed Zone Change Application #201401130
  
5. **Old Business:**
  - a. **40-64 Laurel Hill Road (The Residences at Laurel Hill) #201500002: Site Plan Modification to create Phasing Plan for proposed Incentive Housing project with a total of 72 two bedroom units in three buildings (dec date 3/13/15)**
    1. "Phasing Plan" prepared by CCA, LLC dated 1/5/15 revised 1/15/15 – sheet 1 of 1
  
6. **New Business:**
  - a. **800, 802, 806 Federal Rd & 7 Station Rd #201500027 (Brookfield Village): Site Plan Modification to the architecture of buildings #2 and #3 exclusively and to include minor rework of overall footprint. Addition of balconies as an amenity, addition of windows for architectural interest and visibility, a reduction of four (4) units, and change in textures. Realignment of walkways to entrances. (dec date 3/28/15)**
    1. **Map Update Sheets:**
      - "Site Layout And Materials Plan" prepared by CCA, LLC dated 3/21/13 revised 1/14/15 – sheet C2
      - "Grading Plan" dated 3/21/13 revised 1/14/15 – sheet C3
      - "Drainage Plan" dated 3/21/13 revised thru 1/14/15 – sheet C4
      - "Utilities Plan" dated 3/21/13 revised thru 1/14/15 – sheet C5
      - "Landscaping Plan" dated 3/21/13 revised 1/14/15 – sheet C6
    2. **Architectural Plans:**
      - "Floor Plans" prepared by The Sullivan Architectural Group dated 1/5/15 – sheet A-100
      - "Roof Plan" dated 1/5/15 – sheet A-101
      - "Building Elevations" dated 1/5/15 – sheet A-200 & A-201

b. Appointment of Deputy ZEO's:

7. Tabled Items:

8. Informal Discussion:

9. Comments of Commissioners:

10. Adjourn:

**\*\*Next Regular Meeting Scheduled for February 5, 2015\*\***